



The Hayloft. Sarn, Malpas.



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SY14 7LW

Hayloft is a well-proportioned five-bedroom family home extending to 3944 ft.² which includes four large reception rooms. Set within attractive gardens which include a walled courtyard, stunning far-reaching views, small paddock, double garage and useful versatile out houses.

- Stunning 3944 square-foot country property with uncompromised views.
- Four Large Reception Rooms
- Kitchen/Diner, Utility, Cloakroom
- Five Large Double Bedrooms, Four Bath/Shower Rooms
- Attractive Gardens, including Sheltered Alfresco Entertaining Area, Walled Courtyard
- Double Garage, versatile Garden Home Office, attached small paddock 0.33 acre

Location

The prosperous village of Malpas has a bustling High Street, historic church and the highly sought after Bishops Heber High School. Outstanding walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills where one can pick up the Sandstone Trail and enjoy far-reaching views across the Cheshire Plain and Welsh Hills. There are many recreational facilities available within the area including golf clubs, cricket, tennis, football, hockey and rugby clubs as well as horse riding schools. The historic City of Chester is just 14 miles.

Accommodation

A canopied **Storm Porch** sits above the front door to this stunning well-proportioned property. The front door gives access to an **Entrance Hall** with **Cloakroom** off and communicating doors with the **Family Sitting Room**, **Kitchen/Breakfast Room** and **Dining Room** which in turn gives access to both the **Formal Living Room** and **Garden Room**. The attractive **Dining Room 6m x 5.7m** comfortably accommodates a 10/12-person dining table and larger for an occasion. Features include three sympathetically restored exposed ceiling timbers, three floor to ceiling windows and a staircase rising to a galleried first floor landing. **The Dining Room** also gives access to the **Living Room**, **Sitting Room** and **Garden Room**. The well-proportioned **Living Room 5.8m x 5.8m** offers attractive far-reaching views to the Welsh Hills via a set of glazed double doors which open onto a paved entertaining area and the gardens beyond. A further feature is the exposed reclaimed Cheshire chimney breast fitted with a log burning stove set upon a York stone hearth.



Both the **Dining Room** and **Living Room** give access to a **Garden Room extension 7.7m x 3.7m** this has large feature 3.5 m wide floor to ceiling picture windows overlooking the garden and stunning countryside beyond. The informal **Family Sitting Room 8.6m x 4.4m** has a glazed door opening onto a walled courtyard garden at the rear where the current vendors do a lot of alfresco entertaining and have built a Pizza Oven.

The **Kitchen/Breakfast Room 6.7m x 3.7m** is fitted with handmade kitchen units and matching central island complimented with granite work surfaces. Appliances include a range cooker with induction hob and double oven, an integrated microwave, under counter fridge and dishwasher along with space for freestanding fridge freezer. The dining area comfortably accommodates a 5/6-person everyday dining table and includes a feature 3.7m wide floor to ceiling picture window which offers attractive views over the gardens to the Welsh Hills in the distance. Off the Kitchen there is a **Rear Porch** which in turn gives access to a large **Utility/Boot Room 4.2m x 2.3m**. This is fitted with additional storage cupboards, sink unit with drainer and space for washing machine and tumble dryer along with additional white goods if required.

First Floor

The **13m (43 feet) Landing** gives access to **5 Large Double Bedrooms** which have **Four Bath/Shower Rooms** off. The **Master Bedroom Suite 6m x 4.8m** overall provides stunning elevated views to the Welsh Hills and includes a walk-in wardrobe and well-appointed **Ensuite Bathroom** with under floor heating and fitted with the panel bath, large separate shower facility with fixed shower screen, pedestal wash handbasin, low level WC, heated towel rail and heated tiled floor. **Guest Bedroom Two 5.4m x 4.6m** overlooks the walled rear courtyard and includes a **Walk-in Wardrobe** and an **Ensuite Bathroom**.





Bedroom Three 4.6m x 3.5m benefits from an **Ensuite Shower Room**, provides attractive views over the gardens and surrounding countryside and has a communicating door with

Bedroom Four 4.7 x 2.7m currently utilised as a hobby room but with the communicating door could become a large dressing room for bedroom three or alternatively a teenage sitting room if desired.

Bedroom Five 3.6m x 3m offers similar views to bedroom three and has a Jack and Jill communicating door with a **large Family Bathroom 4.6m x 2.2m** with under floor heating and includes a cast iron freestanding roll top bath, large shower enclosure with fixed shower screens, his and her wash handbasin, low level WC, heated towel rail and heated tile floor.





Externally

A splayed **Entrance** leads onto a tarmacadam driveway with lawn gardens to either side; this leads to a substantial forecourt at the front of the property providing ample parking and turning space along with giving access to a **Double Garage 5.8m x 5.7m** accessed via an automated up and over door and benefiting from an EV charging point. Attached to the Garage there is a **Storeroom 4.2m x 3.5m** which could be utilised as a home office and an adjacent **Garden Implement Store 4.2m x 2.1m**. The garden to the front of the property wraps around to the side of the property and of the stunning uncompromised far-reaching views over the surrounding countryside to the Welsh Hills in the distance.

The gardens are principally laid to lawn and incorporate well stocked borders along with **Two Paved Sitting/Entertaining Areas**. A feature 18' high drift away provides a covered and sheltered sitting/entertaining area within the attractive wall and paved courtyard garden beyond the rear. This includes four flower/vegetable garden borders edged with granite setts and is where the current vendors do their alfresco entertaining and have constructed a **permanent pizza oven**. On the side of the property accessed from the side entrance porch, there is a further enclosed **Paved Courtyard 14m x 4.9m** which would be ideal for a secure dog run if required.

Paddock 0.33acre – from the garden access can be gained to a small paddock.

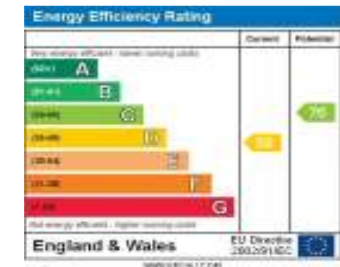
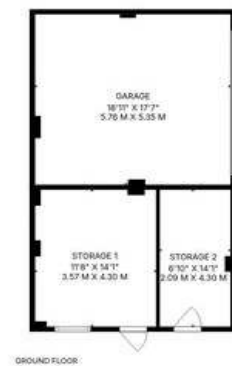
Services: Mains Water, Electricity Private drainage, Oil fired central heating

Tenure: Freehold.



What 3 Words - musician.crop.charts

From the monument on Malpas High Street leave the village along Church Street which becomes Wrexham Road (B5069), follow this road for three miles and at the village shop in Threapwood turn left into Chapel Lane. At the next T junction turn left into Sarn Road, follow this road for 0.75 of a mile passing over the sandstone bridge and turn immediately right into Cae Lica Lane. Follow the lane for approx. ½ mile and the driveway of the property will be found on the right-hand side.



Total: 3944 sq. Ft, 367 m2

Ground Floor: 2461 sq. Ft, 229 M2, First Floor: 1483 sq. Ft, 138 m2

Excluded Areas: Storage 2: 101 sq. Ft, 9 M2, Storage 1: 165 sq. Ft, 15 M2, Porch: 29 sq. Ft, 3 M2,
Open To Below: 31 sq. Ft, 3 M2, Walls: 282 sq. Ft, 27 m2





IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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